

4830 Six Forks Road, Raleigh, NC 27609

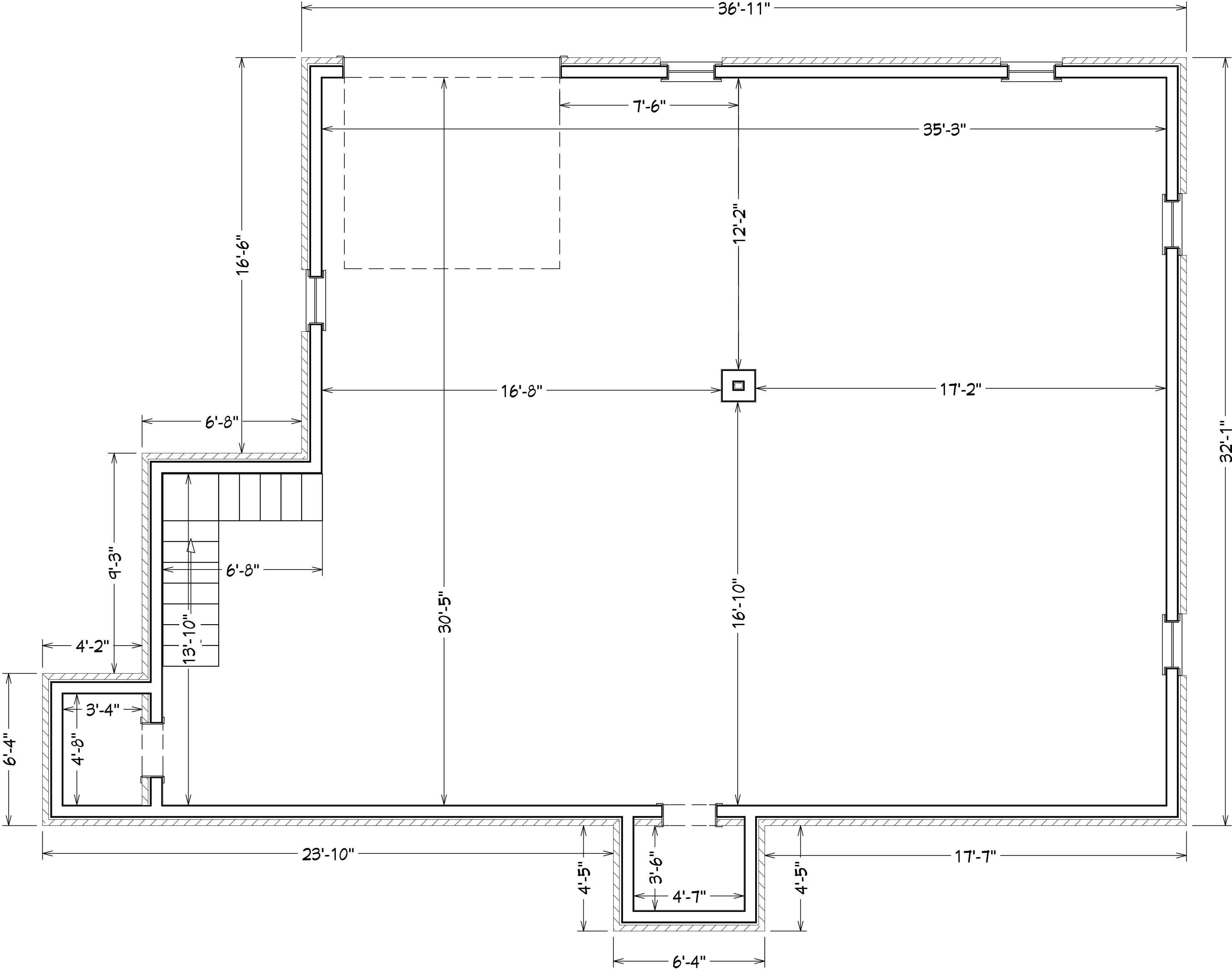


Brief Description:

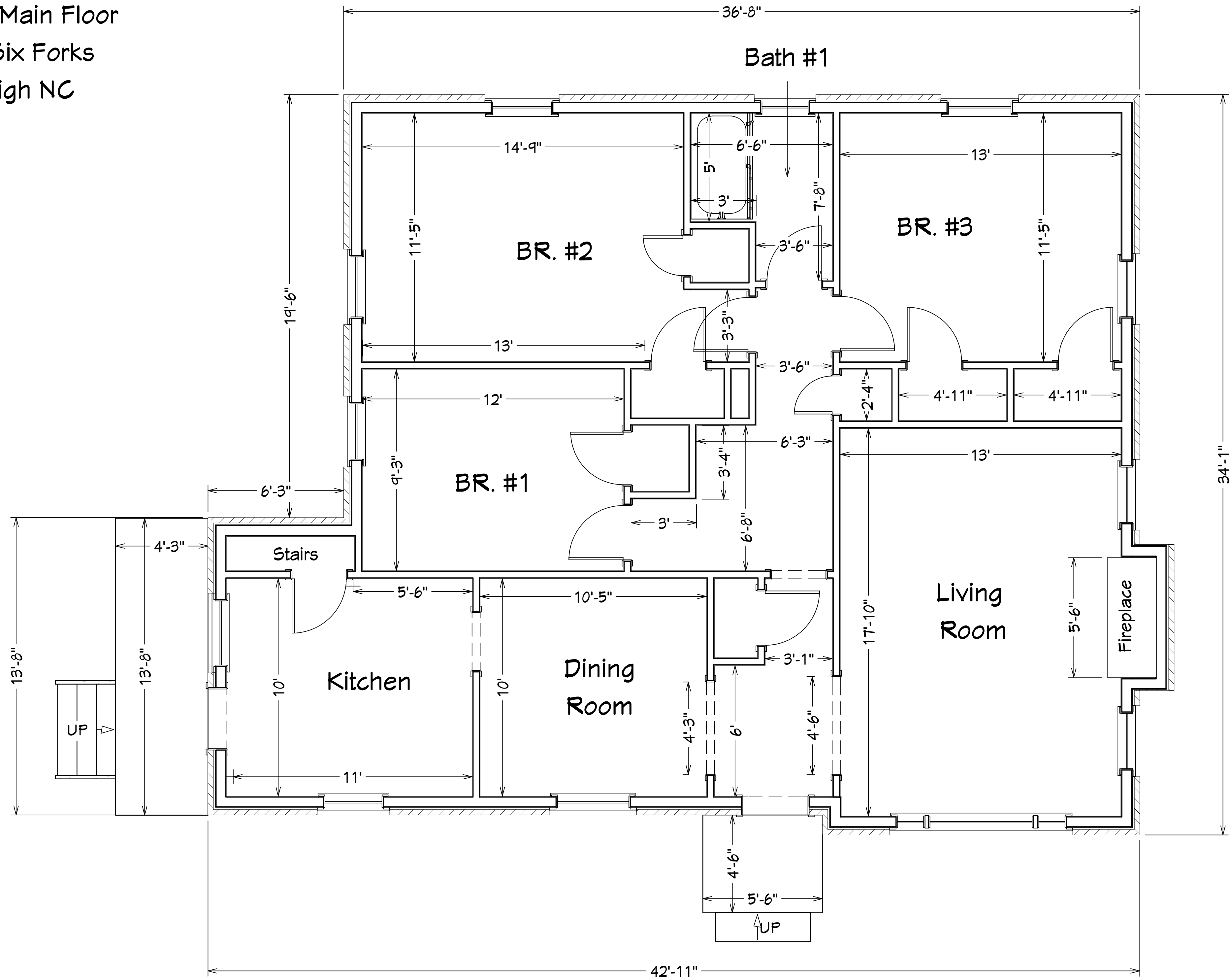
4830 Six Forks Road is a single level home with a full basement that was built in 1958 with a total heated area (including the basement) is approximately 2,700 sf. Much of the exterior is brick veneer. Work includes:

- Demolition of the building
- Demolition of the deck and all stairs
- Demolition of concrete drives and sidewalk near the house.
- Remove any brush or trees within 3'0 of the buildings.
- Erosion control
- Obtaining all permits.

Existing Basement Floor
4830 Six Forks
Raleigh NC

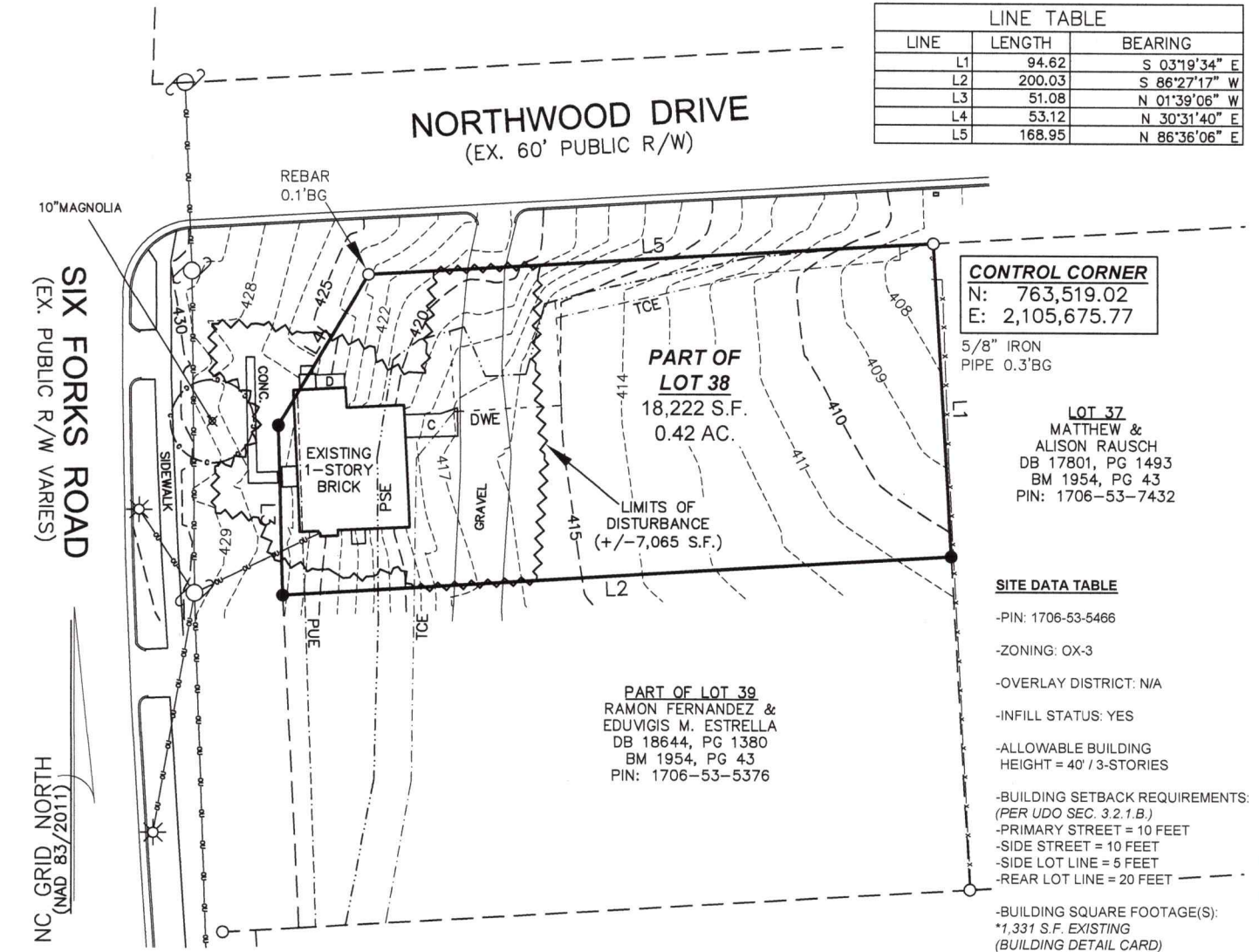


Existing Main Floor
4830 Six Forks
Raleigh NC



PROPERTY OF
RAMON FERNANDEZ & EDUVIGIS M. ESTRELLA
PART OF LOT 38, NORTHWOOD
4830 SIX FORKS ROAD
SCALE: 1"=50'
REFERENCES: DEED BOOK 18644, PAGE 1401
BOOK OF MAPS 1954, PAGE 43

RALEIGH TOWNSHIP
WAKE COUNTY
RALEIGH, NORTH CAROLINA
APRIL 29, 2026



NOTES:

- All distances are horizontal ground in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1954, Page 43, Deed Book 19924, Page 2427 & Wake County GIS unless otherwise noted.
- No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- Subject property is not located within a special flood hazard zone.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is $\pm 0.07'$.
VERTICAL DATUM = NAVD 88

LEGEND

O	Ex. iron pipe/rod or nail
●	New iron pipe/nail
— x —	Fence
— OU —	Overhead utility
DB	Deed Book
BM	Book of Maps
PG	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
Ex.	Existing
CONC.	Concrete
PUE	Permanent utility easement
PSE	Permanent slope easement
TCE	Temporary construction easement
D	Deck
CVP	Covered porch
AG	Above ground
BG	Below ground

IMPERVIOUS SURFACE AREAS

EXISTING HOUSE(FOOTPRINT): 1,329 S.F.
EXISTING CONCRETE/WALKWAY/OTHER AREAS: 271 S.F.
EXISTING GRAVEL: 1,300 S.F.
(TOTAL IMPERVIOUS SURFACE (EXISTING): 2,900 S.F.)
TOTAL AREA OF LOT: 18,222 S.F.
PERCENTAGE IMPERVIOUS (EXISTING): 15.91%



EXISTING CONTIONS PLAN FOR DEMO PERMIT APPLICATION
NOT FOR SALES, RECORDATION OR CONVEYANCES
NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615
Phone (919) 847-1800, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

2610801

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature, license number and seal this 29 day of APRIL, 2026.

Professional Land Surveyor L-5107

4900 Six Forks Road, Raleigh, NC 27609

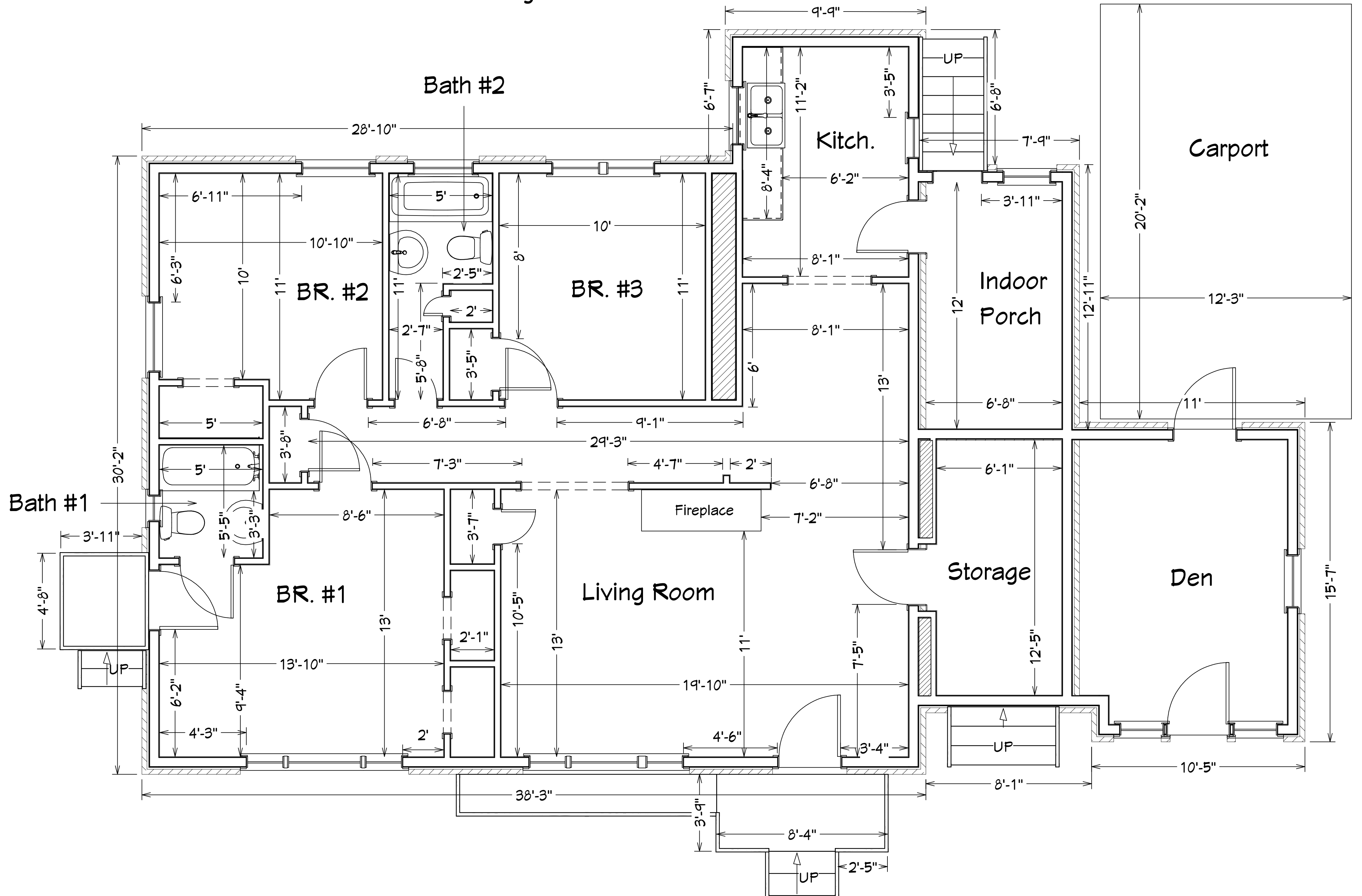


Brief Description:

4900 Six Forks Road is a single level home that was built in 1958 with a total heated area (including the basement) is approximately 1,640 sf. Much of the exterior is brick veneer. Work includes:

- Demolition of the building
- Demolition of the carport, deck, front wooden structure and all stairs
- Demolition of concrete and gravel drives and sidewalk near the house.
- Remove any brush or tree within 3'0 of the buildings.
- Erosion control
- Obtaining all permits.

Existing Main Floor
4900 Six Forks
Raleigh NC

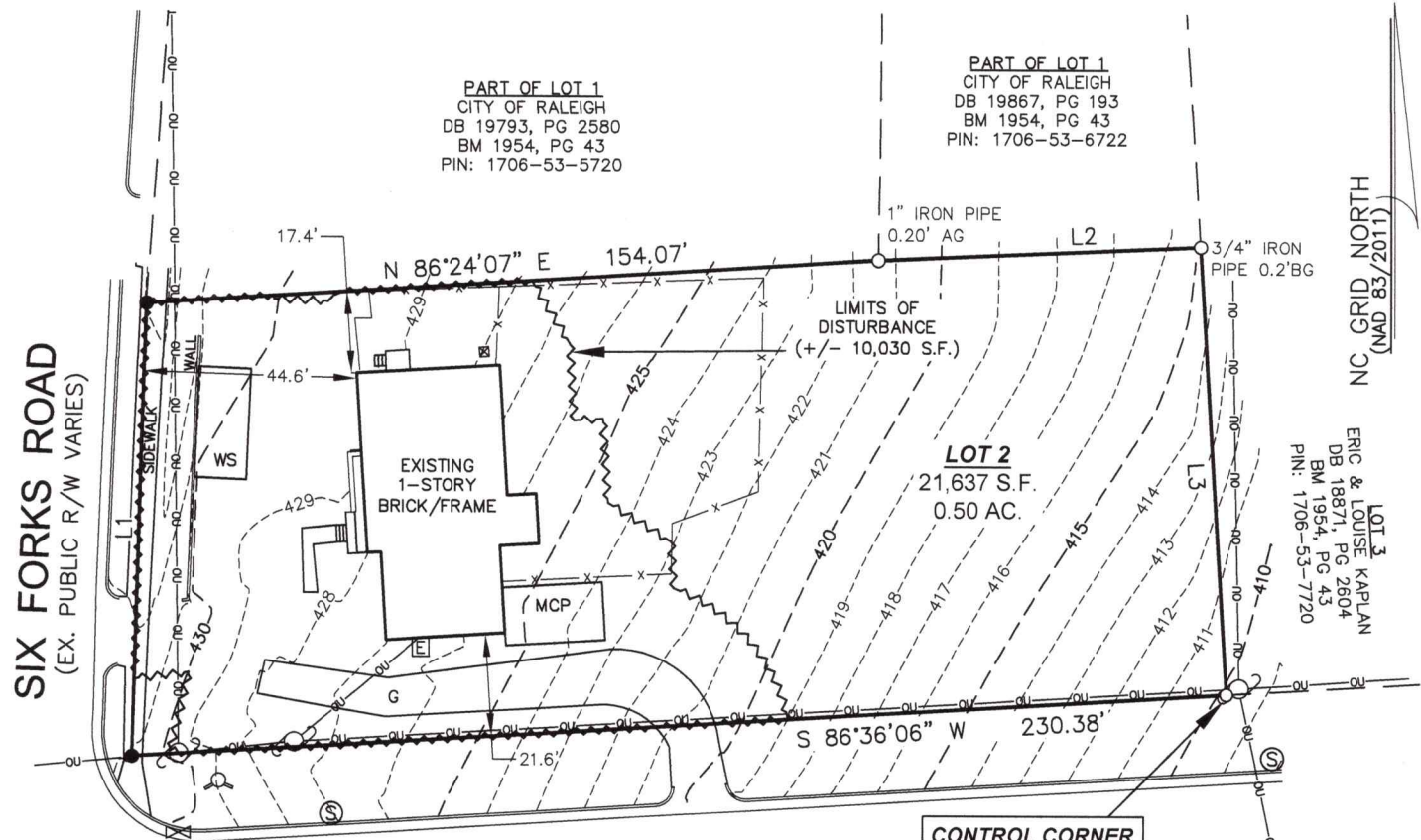


PROPERTY OF
CITY OF RALEIGH

LOT 2, NORTHWOOD
4900 SIX FORKS ROAD
SCALE: 1"=40'

RALEIGH TOWNSHIP
WAKE COUNTY
RALEIGH, NORTH CAROLINA
APRIL 9, 2026

REFERENCES: DEED BOOK 19867, PAGE 193
BOOK OF MAPS 1954, PAGE 43



LEGEND

○ Ex. iron pipe/rod or nail

● New iron pipe/nail

— x — Fence

— OU — Overhead utility

DB Deed Book

BM Book of Maps

PG Page

SF Square feet

Ac. Acres

R/W Right-of-way

Ex. Existing

G Gravel

CVP Covered porch

MCP Metal carport

WS Wood shelter (old)

AG Above ground

BG Below ground

Fire hydrant

Valve (water or gas)

Sanitary sewer manhole

NOTES:

- All distances are horizontal ground in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1954, Page 43 & Wake County GIS unless otherwise noted.
- No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- Subject property is not located within a special flood hazard zone.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is $\pm 0.07'$.
VERTICAL DATUM = NAVD 88
- No trees exist in the right-of-way of either road.

IMPERVIOUS SURFACE AREAS

EXISTING HOUSE(FOOTPRINT): 1,720 S.F.
EXISTING CONCRETE/WALKWAY/OTHER AREAS: 435 S.F.
EXISTING GRAVEL: 918 S.F.
EXISTING METAL CARPOT: 257 S.F.
(TOTAL IMPERVIOUS SURFACE (EXISTING): 3,330 S.F.)
TOTAL AREA OF LOT: 21,637 S.F.
PERCENTAGE IMPERVIOUS (EXISTING): 15.39%

LINE TABLE		
LINE	LENGTH	BEARING
L1	95.88	N 01°46'19" E
L2	67.81	N 87°25'14" E
L3	95.03	S 03°19'10" E



EXISTING CONTIONS PLAN FOR DEMO PERMIT APPLICATION
NOT FOR SALES, RECORDATION OR CONVEYANCES

NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615
Phone (919) 847-1800, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

2610772
PIN: 1706-53-5651

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature, license number and seal this 9th day of April, 2026.

Professional Land Surveyor

L-5107

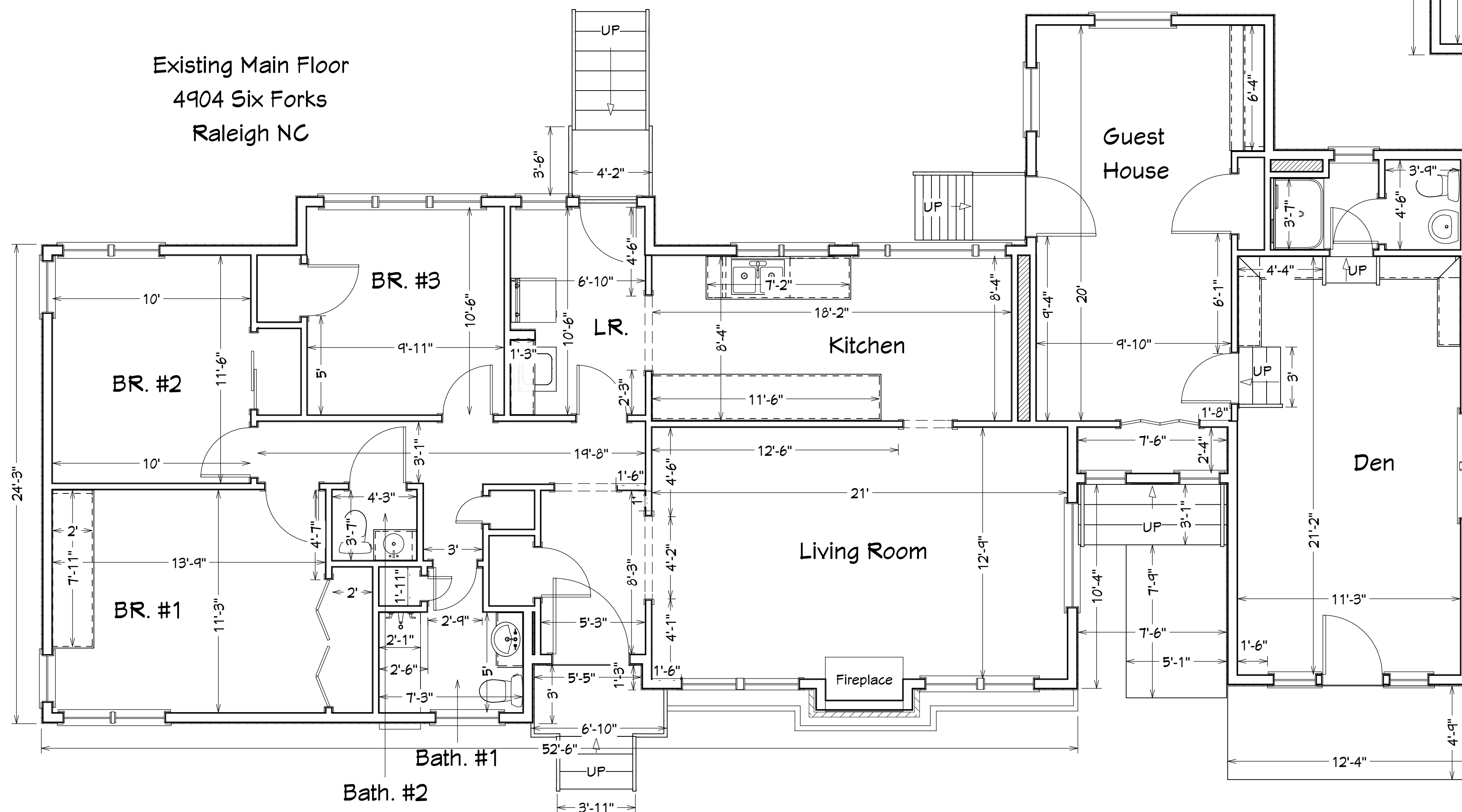
4904 Six Forks Road, Raleigh, NC 27609



Brief Description:

4904 Six Forks Road is a single level home that was built in 1957 with a total heated area (including the basement) is approximately 1,800 sf. Much of the exterior is siding with brick veneer foundation walls. Work includes:

- Demolition of the building
- Demolition of all stairs and decks
- Demolition of concrete and gravel drives/parking areas and sidewalk near the house.
- Remove any brush or tree within 3'0 of the buildings.
- Erosion control
- Obtaining all permits.



PROPERTY OF
CITY OF RALEIGH

PART OF LOT 1, NORTHWOODS

4904 SIX FORKS ROAD

SCALE: 1"=40'

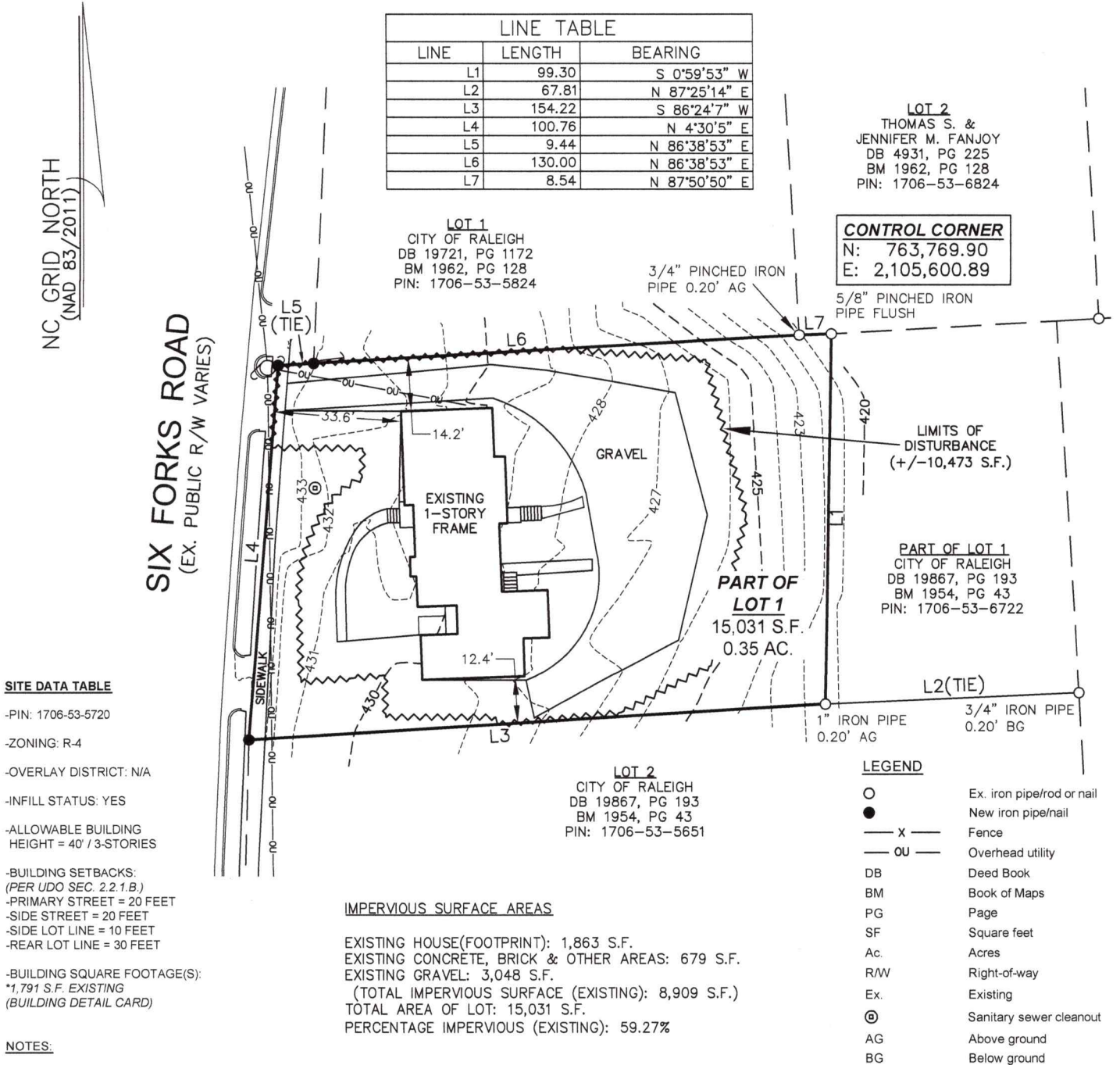
REFERENCES: DEED BOOK 19793, PAGE 2580
BOOK OF MAPS 1954, PAGE 43

RALEIGH TOWNSHIP

WAKE COUNTY

RALEIGH, NORTH CAROLINA

APRIL 30, 2026



EXISTING CONTIONS PLAN FOR DEMO PERMIT APPLICATION
NOT FOR SALES, RECORDATION OR CONVEYANCES

NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615
Phone (919) 847-1800, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

2610803

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature, license number and seal this 30th day of APRIL, 2026.

Professional Land Surveyor

L-5107

**CITY OF RALEIGH
HOUSING REHAB PROGRAM
BID FORM**

PROPERTY ADDRESS: 510 N Glen Dr, Raleigh, 511 N Glen Dr., Raleigh, 4824 Six Forks Road, Raleigh, 4830 Six Forks Road, Raleigh, 4900 Six Forks Road Raleigh, & 4904 Six Forks Road, Raleigh

Pre-bid Walk through Date: 11:00 am on Monday, June 15, 2026, 511 North Glen Drive, Raleigh, NC 27609.

Sealed bid is due in the Department of Transportation Office, Raleigh Municipal Building, Room 305, 222 W Hargett St, Raleigh, before 1:00 pm on Thursday, July 8, 2026.

1. I, the undersigned have inspected the above listed property/properties and have familiarized myself with the plans and specifications dated given to me as bid documents for this project, and understand the character and extent of the work as described.

2. I have seen a copy of the standard Terms and Conditions Statement (which will constitute the first part of my construction contract) and understand the City of Raleigh construction standards and my other contractual responsibilities.

3. I propose to furnish all labor, materials, equipment, permits and bonds (if required) necessary to perform the work according to prevailing professional standards for the lump sum of:

Base Bid (excluding all alternates): \$ _____.

Total for Abatement Items \$ _____.

Total of all alternates \$ _____.

GRAND TOTAL= \$ _____.

4. If I am offered a contract for this project, I am available to begin work on _____, and I believe I can complete the project in _____ weeks.

5. I propose to use the following subcontractors on this project:

Electrician: _____ License #: _____

Plumber: _____ License #: _____

Mechanical: _____ License #: _____

6. This bid will be good for **120 days**. If a contract is not executed before that time expires, I may decline the contract or propose a renegotiation of the contract price.

7. I testify that I have not colluded with any other person or firm with regard to the submission of this bid:

General Contractor Company Name: _____

Tel#: _____

Principal in Charge: _____

Date: _____

Witness: _____

Date: _____

Fax#: _____

E-mail Address: _____

INSTRUCTIONS TO BIDDERS

INVITATION TO BID AND BID SUBMITTAL:

You are invited to submit a bid for the rehabilitation of the above-listed property/properties.

ALL WORK INDICATED on any documents attached to the BID FORM is included in the scope of work and shall be assumed to be included in the contractor's bid price.

The attached BID FORM must be used to submit a bid on this project. Any changes to these forms, missing information, or any other irregularities in the bid package, may be cause for rejection of the bid and disqualification of the bidding contractor.

Drawings and specifications are attached for your review. You must indicate a price for every line item in the specifications, attach them to this Bid Form, sign the Instructions to Bidders, and submit this entire package as your bid.

Sealed bid is due in the Department of Transportation Office, Raleigh Municipal Building, 4th Floor, 222 W Hargett St., Raleigh – on or before the time indicated on the BID FORM. Envelopes must be clearly marked with the project address, name of bidding contractor, date and time of bid opening.

MINIMUM CRITERIA FOR BIDDING CONTRACTORS:

When the total value of the base bid (excluding any alternates) exceeds \$30,000 the bidding contractor shall submit evidence of proper State General Contractor's License.

Bidding contractors must be able to anticipate their availability to begin work on this project within 60 days. Contractors who are not available to start within that time are asked not to submit bids.

Contractors must have a CONTRACTOR'S APPLICATION on file or worked for the City of Raleigh's Community Department before BIDDING. If the low bidding contractor has not worked for the City of Raleigh Community Development Department before or has not submitted a complete CONTRACTOR'S APPLICATION form prior to BIDDING that bid will be rejected. Contractors who do not meet the basic criteria set by the C.D. Department will not be offered contracts for work, even if they present the lowest bid.

Any of the following may be causes for action against a contractor under this program:

- Failure to submit bids in good faith.
- Making any promises or deals to the client while in the bid process.
- Any act of deceit, fraud or willful misrepresentation
- Failure to comply with the agreed contract schedule.
- Poor quality work
- Working under the influence of alcohol or drugs or allowing others to do so.
- Failure to manage the site properly, including failure to pay subcontractors on time.
- Price gouging
- Neglecting to attend to warranty work in a timely manner.

MINORITY AND WOMEN OWNED BUSINESS ENTERPRISE

The City of Raleigh prohibits discrimination in any manner against any person based on actual or perceived age, race, color, creed, national origin, sex, mental or physical disability, sexual orientation, gender identity or expression, familial or marital status, religion, economic status, or veteran status. The City maintains an affirmative policy of fostering, promoting, and conducting business with women and minority owned business enterprises.

To further this policy, the City has an aspirational goal of 15% participation by certified minority and women-owned businesses in City construction and repair contracts for building projects with a cost of \$300,000 or more or building projects with a cost of \$100,000 or more with state funding.

ABOUT THE CONSTRUCTION DOCUMENTS:

Specifications are written as performance specs. For the sake of brevity, detailed installation instructions are not spelled out. Plans are diagrammatic and not intended to indicate all details. The general contractor is responsible for executing the work in conformity with the highest professional standards for all trades.

All work indicated on any document attached to the BID FORM is included in the scope of work and shall be assumed to be included in the contractor's bid price.

The project property is made available at a pre-bid walk-through meeting so that the contractor may inspect all existing conditions affected by the proposed work. Contractors are encouraged to ask questions of the Community Development Rehab Specialist at that time to be sure they understand the precise extent of the work called for.

All bids must use a copy of the specifications distributed by the C.D. Rehab Specialist at the time of the pre-bid walk-through.

GENERAL CONSTRUCTION STANDARDS:

For the sake of brevity, many of the customary stipulations as to quality of work are omitted here. It should be understood that the City of Raleigh looks for a high standard of professional performance and that work not measuring up to this standard will be rejected.

All work governed by a code shall be in compliance. It is the contractor's responsibility to see that all subcontractors who require licenses have them, that permits are applied for when that is required by City codes, that applications for permits are complete and correct, and that all inspections are passed in a timely manner.

Contractors are to furnish the homeowner with the manufacturer's or supplier's written operating manuals, and/or written warranty statements wherever applicable. And the general contractor must provide a ONE YEAR WARRANTY on all work under the contract, and a THREE-YEAR WARRANTY on any roof-related work.

No hazardous or toxic materials may be used on this project. No lead-based paint may be used.

All new finishes shall match, as closely as possible, original or adjacent finishes. This is especially important for a property in a designated historic district. If this site is in an historic district, the specifications will clearly say so.

All dirt and debris created by this project must be removed by the contractor on a regular basis and the site must be kept broom clean at all times.

When adjacent property might be affected by project work, the contractor is responsible for protecting the neighbor's property.

Contractors must provide homeowners with a reasonable assortment of finish samples from which they may select their colors or styles of finishes. The contractor shall keep a record of such selections for the project file.

Any damage to surfaces adjacent to work areas shall be corrected by the contractor before the work is deemed to be complete.

ABOUT DOING THE WORK AND GETTING PAID:

All work indicated on any document attached to the BID FORM is included in the scope of work and shall be assumed to be included in the contractor's bid price.

Any change to the scope of work, the price of work, or the schedule is only valid after the execution of a CHANGE ORDER. Change orders must be signed by the contractor, the property owner and the Community Development Rehab Coordinator before they are fully executed. The contractor assumes all the risk if he/she does work without authorization.

Work may NOT begin until the contractor executes a contract with the property owner and receives a written PROCEED NOTICE. After that, work must begin in earnest either on the stipulated start date or within 10 days of the Proceed Notice date if no other date is stipulated.

There is a penalty for missing the completion date, and interim payments are tied to interim percentage completion targets. (See Terms and Conditions Statement)

Payments are generally issued as direct deposit checks to the contractor. They are generally available about 30 business days after a draw value is established and approved.

INSURANCE AND WARRANTY FUND REQUIREMENTS:

Contractor agrees to purchase at its own expense insurance coverage to satisfy the following minimum requirements. A certificate reflecting the following minimum coverage shall accompany this Contract:

Workers' Compensation Insurance - Limits of no less than \$1,000,000 each accident, each employee and policy limit. Waivers of Indemnity are not recognized by the North Carolina Department of Insurance and will not be accepted by the City of Raleigh.

Commercial General Liability - Combined single limits of no less than \$1,000,000 each occurrence and \$2,000,000 aggregate. This insurance shall include Comprehensive Broad Form Coverage including contractual liability. 'City of Raleigh is named additional insured as their interests may appear' must be endorsed onto the policy and listed on the Certificate of Insurance.

Commercial Automobile Liability - Limits of no less than \$1,000,000 Combined Single Limit. Evidence of commercial automobile coverage is only necessary if vehicles are used in the provision of services under this Agreement and/or are brought on a City of Raleigh site. 'City of Raleigh is named additional insured as their interests may appear' must be endorsed onto the policy and listed on the Certificate of Insurance.

All insurance companies must be licensed in North Carolina and be acceptable to the City of Raleigh's Risk Manager. The contractor shall be required to provide the City no less than thirty (30) days notice of cancellation, or any material change, to any insurance coverage required by this Contract.

SELECTING THE WINNING BIDDER:

In making a final selection for the award of the general construction contract, consideration will be given to the proposed subcontractors, their past work, general qualifications, financial stability, etc. Subcontractors are bound by the terms and conditions of the general contractor's contract insofar as it applies to any work in their trade.

The City reserves the right to reject any and all bids or to waive any formalities in the bid process.

I understand and agree to comply with the entire bid instructions listed above:

Bidder's Company Name

Owner's Signature

Date

NOTE: The City of Raleigh standard TERMS AND CONDITIONS STATEMENT is available for your review. If you wish to see this document, contact John Duncan, the Rehab Specialist at 919-616-2646.

COST

100. SITEWORK AND DEMOLITION

101. For all six projects, demolish the existing buildings, chimneys, entry stoops and stairs, the basement, sidewalks around the buildings, carport, shed, concrete drives and any brush or tree within 3'0 of the foundation. Note: See site plan.

Work shall be complete and include but not limited to:

- Disconnect all utilities including the electric, gas, water and sewage (including capping the water, gas and sewage per current codes), grade and cleanup the site. Demolition shall include razing the entire structures, removing all debris completely from the premises, and grading the area smooth with a positive drainage contour. Include new seeding and mulching (wheat straw) of all disturbed areas. All permits and responsibilities for demolition regarding State or Local requirements are the obligation of the Contractor.
- Obtaining and purchasing final surveys to meet the City of Raleigh's inspection requirements.
- Obtaining an erosion control plan to meet the City of Raleigh's inspection requirements.
- Obtaining the land disturbance permit (i.e.: mass grading permit) is the responsibility of the contractor. All costs and engineering fees for obtaining the land disturbance permit shall be the responsibility of the contractor.
- Include removing the garages and sheds per current codes.
- Include adding off-site borrow fill material to fill in the basement area. New fill materials shall be compacted to 95% of the maximum modified proctor density as determined by ASTM D1557. The contractor shall be responsible for hiring, testing and payment of an independent engineer for soil testing.
- Install Silt Fence per current codes and as needed. Contractor shall use the upmost care in reducing any erosion runoff.
- Cleaning the existing streets (Six Forks & N. Glenn) as required by the City of Raleigh.

1100. LEAD BASE PAINT, ASBESTOS AND RADON ITEMS:

General note: All items included in the LBP and Asbestos sections must be completed by a certified LBP and/or Asbestos contractor for abatement. All work must be completed in accordance with State regulations. Unless stated otherwise

in this write-up, all testing and monitoring of the operations shall be paid for by the contractor and included in this bid price. All required paperwork must be submitted to the Project Supervisor.

1110. FOR PROJECT 511 N. GLEN ONLY, Remove all asbestos material as described below and according to the report by The EI Group. Include removing all the following:

The following samples were found to be asbestos-containing:

Material Description	Location	Condition	Quantities	Asbestos Content
Door Caulk	Exterior	Good	1 Unit	5% Chrysotile

1115. Clean the entire interior and exterior to remove the Asbestos debris. Cleaning shall be performed well enough to pass the Asbestos clearance test. The City of Raleigh will pay the first clearance testing fee. Any residence failing the visual inspection, duct wipe, or soil clearance testing will be reinspected at the contractor's expense. The minimum cost of reinspection shall be \$320.00 plus all analytical and shipping fees. A failed clearance is a failed visual inspection, dust wipe or soil samples. If a residence fails clearance all rooms of the residence will need to be recleaned, not just the rooms that failed.